Harcourts Beyond

The Henry Wong Team®

44 GROUT STREET, MACGREGOR

Opening Doors to Greater Markets®

44 GROUT STREET, MACGREGOR

LAND SIZE			
604 M²	3	2	3

PROPERTY FEATURES

SOLID MACGREGOR HOME CLOSE TO EVERYTHING

With house hunting, they say when you know, you know. Sometimes a property just pops up on your radar and makes the decision easy for you. Maybe it's the perfect location, maybe it's the solid bones, the Queensland-esque design, the investment potential, the room to move and grow. Maybe it's all of the above, which explains why 44 Grout Street in Macgregor is creating such interest amongst our buyers.

This rock-solid highset family home represents a stunning investment, or a level-headed leap onto the real estate ladder for a first home owner. The front façade is an aesthetically pleasing mix of exposed brick on the lower half and white weatherboard on the upper half. Green roof tiles complement the lush, large and well-tended yard, helping create a welcoming ambience that follows you throughout the home.

There is a carport attached to the side of the home, and the brand-new driveway also leads to the lockup garage which has space for one vehicle comfortably, plus a second smaller vehicle. There's also plenty of on-street parking available.

The lower level has a multi-purpose, air-conditioned room with noise reducing panelling. There's also an expansive living area, with kitchenette and bathroom.

The upper level is accessed by an external staircase leading up to a covered balcony by the entrance. A new coat of paint internally gives the interior a fresh and alive feel, augmented by the dark timber floors which are homely and welcoming.

Numerous ceiling fans assist in maintaining comfort levels no matter the season, while large windows bathe the upper level in natural light. The kitchen offers plenty of bench and cupboard space, and has modern appliances including a dishwasher, cooktop, oven and rangehood.

The open-plan lounge and dining area has ample room for entertaining, but possibly the standout social feature of the home is the massive wooden deck. With feature railings and lush green vistas, it's perfect for coffee catch ups, evening drinks and outdoor dining.

The three bedrooms are generous in size, and all come with built-in-robes. There is a linen cupboard with plenty of storage. All serviced by a brand new sparkling bathroom, with modern shower, vanity and bath.

PROPERTY FEATURES

The back yard is flat and spacious, with tall trees and a well-maintained lawn forming a beautiful backdrop for kids and pets playtime.

Well located just off Kessels Road, you have easy access to both the Pacific and Gateway motorways. Other location features include:
- Walking distance to shops, gyms, vets and numerous other retail outlets on Kessels Road;
- Mt Gravatt Park is a short distance away;
- Easy access to public transport;
- Four-minute drive to Westfield Garden City;
- Walking distance to Macgregor State High School;
- Close to Sunnybank Plaza Shopping Centre and Market Square;
- Under 15-minutes to drive to the city.

NEIGHBORHOOD FACILITIES

EDUCATION

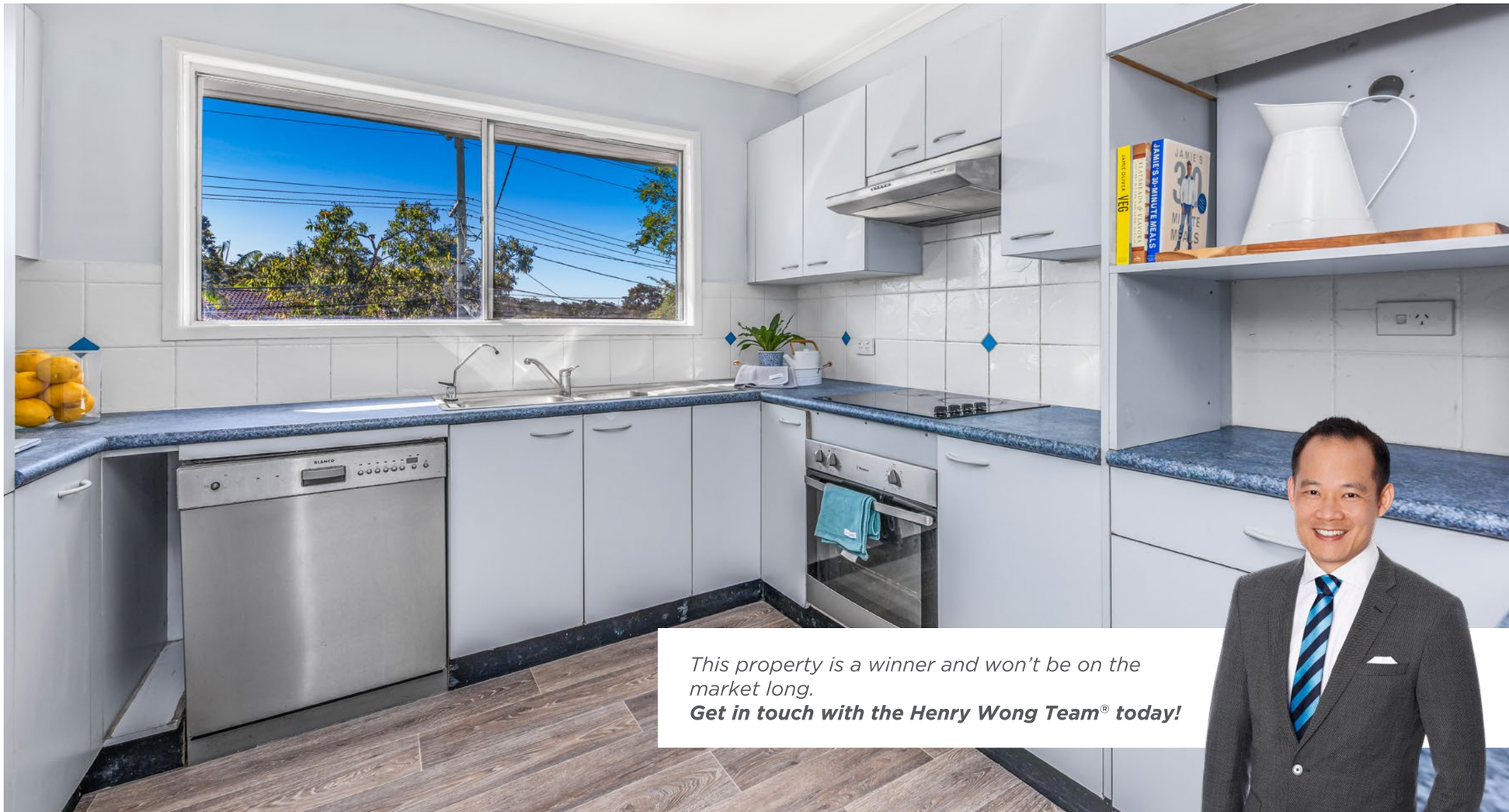
- Upper Mount Gravatt State School and Macgregor State High School Catchments
- 5-minute drive to Upper Mount Gravatt State School and Macgregor State High School

FACILITIES

- Short drive to Hibiscus Sports Complex
- Close to to QEII Hospital and Sunnybank Private Hospital

TRANSPORT & SHOPPING CENTRES

- 6-minute walk to bus stop on Mains Road (Bus 130, 139, 140) taking you to Sunnybank, Griffith University and Brisbane City
- Walking distance to shops, gyms, vets and numerous other retail outlets on Kessels Road
- 4-minute drive to Westfield Garden City Shopping Centre, The Village Shopping Centre and Palmdale Shopping Centre
- 5-minute drive to Sunnybank Plaza Shopping Centre and Market Square
- Under 15-minute to drive to the city
- Easy access to Pacific & Gateway Motorways



This property is a winner and won't be on the market long.
Get in touch with the Henry Wong Team® today!

44 GROUT STREET, MACGREGOR

土地面積			
604 M²	3	2	3

堅固的Macgregor家庭住宅，靠近一切

在尋找房子的過程中，如果您遇到那個對的房子，您馬上會知道——就是它了。有時，一個房產會突然出現在您的雷達上，讓您輕鬆做出決定。或許是理想的位置，或許是堅固的結構，昆士蘭風格的設計，投資的潛力，發展改善的空間。或許是以上所有原因，這就解釋了為什麼Macgregor區Grout街44號在買家中引起了如此大的興趣。

這棟堅固的雙層家庭住宅是一個精明的投資，抑或是首次購房者步入房地產市場的明智之舉。住宅的外觀優雅迷人，下層的磚結構和上層的白色擋風板交織在一起。綠色的瓦片屋頂與鬱鬱蔥蔥，寬敞且精心照料的院子交相輝映，營造出一種溫馨的氛圍，這種感覺在整棟住宅中都充分體現。

住宅的側面有一個車棚，全新的車道通向遙控帶鎖車庫，該車庫可輕鬆容納一輛車，外加另一輛較小的車。另外，路邊還有大量的停車位。

樓下有一間多功能空調房，配有降噪隔音板。還有一個寬敞的起居室，小廚房和浴室。

樓上可通過外部樓梯進入，這裡有一個帶頂棚的陽台。內部重新粉刷過，給室內帶來清新活潑的感覺，而深色木地板則顯得溫馨宜人。

無論季節如何，多個吊扇都可以確保您的舒適感，而大扇的窗戶則讓整個樓上沐浴在陽光裡。廚房提供大量的操作檯面和櫥櫃空間，並配有現代化的電器，包括洗碗機，灶台，烤箱和抽油煙機。

開放式客廳和餐廳有足夠多的娛樂空間，而寬敞的木製露台可能是住宅最傑出的社交地點。特色的欄杆和綠意盎然的景觀，這裡非常適合喝杯咖啡，享用飲料和戶外用餐。

三間臥室寬敞宜人，均配有入牆式衣櫃。有一個擁有足夠儲物空間的亞麻櫥櫃。所有房間享用一間嶄新乾淨的浴室，配有現代淋浴，洗手台和浴缸。

房屋特點

後院平坦而寬敞，高大的樹木和保養良好的草坪為孩子和寵物的遊戲時間提供了美麗的場所。

這裡距離Kessels路不遠, 您可以輕鬆前往太平洋（Pacific）和蓋特威（Gateway）高速公路。其他地理位置優勢包括：
- 短途步行至Kessels路上的各類專營商店，健身房，獸醫等;
- 格拉夫特山公園近在咫尺;
- 靠近公共交通;
- 4分鐘車程至花園城市（Garden City）購物中心;
- 步行可至麥格雷戈（Macgregor）公立中學;
- 靠近新利班廣場（Sunnybank Plaza）和Market Square購物中心;
- 距離布里斯班市中心不到15分鐘車程。

周邊設施

教育

- 屬於上格拉夫特山（Upper Mount Gravatt）公立小學和麥格雷戈（Macgregor）公立中學學區
- 5分鐘車程至上格拉夫特山（Upper Mount Gravatt）公立小學和麥格雷戈（Macgregor）公立中學

設施

- 短途驅車至Hibiscus體育館
- 靠近QEII醫院和Sunnybank私立醫院

交通及購物中心

- 6分鐘步行至Mains路上的公交車站，搭乘公交車（130, 139, 140）可至新利班（Sunnybank），格里菲斯大學，和布里斯班市中心
- 短途步行至Kessels路上的各類專營商店，健身房，獸醫等
- 4分鐘車程至花園城市（Garden City）購物中心，The Village購物中心和Palmdale購物中心
- 5分鐘車程至新利班廣場（Sunnybank Plaza）和Market Square購物中心
- 距離布里斯班市中心不到15分鐘車程
- 輕鬆前往太平洋（Pacific）和蓋特威（Gateway）高速公路

這棟住宅是一個理想之選，不會在市場上長期停留。
立即聯繫Henry Wong團隊吧！

PROPERTY FLOOR PLAN

平面圖

44 GROUT STREET, MACGREGOR

This floor plan is illustrational and the measurements given are approximate.
It is recommended that further investigations are carried out for building purposes. Created by **risephotography.com.au**

44 GROUT STREET, MACGREGOR

3 2 3

44 GROUT STREET RENTAL APPRAISAL

Harcourts Beyond

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Qld 4109

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04/08/2020

Re: 44 Grout St, Macgregor, Qld 4109

To Whom It May Concern

Thank you for the opportunity to appraise your property.

Our office utlises a program which informs us of current properties in the rental market. We have looked at different recently leased properties within 3 months with similar attributes (such as; location, position, age, condition, number of bedrooms, bathrooms, the size of the property & land). We are happy to advise you that to our belief, your property could achieve a rental amount of **$425 - $460** per week.

However, different circumstances could possibly change this amount depending on the current supply and demand for tenants, and for properties at the time of availability as supply & demand change every month.

Should you wish to discuss this further, I would be more than happy to speak with you.

Yours Faithfully!

Paul Siaw
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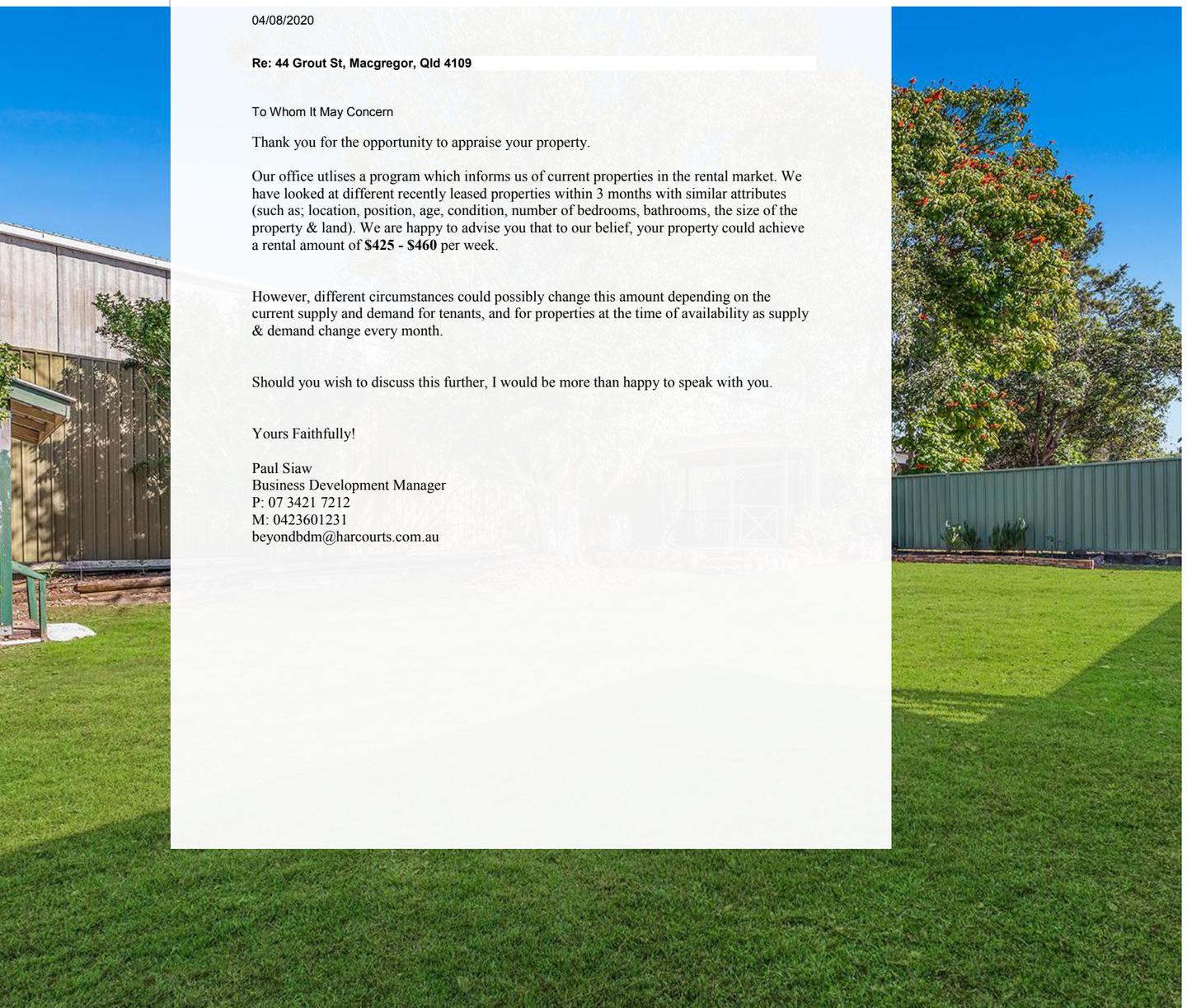

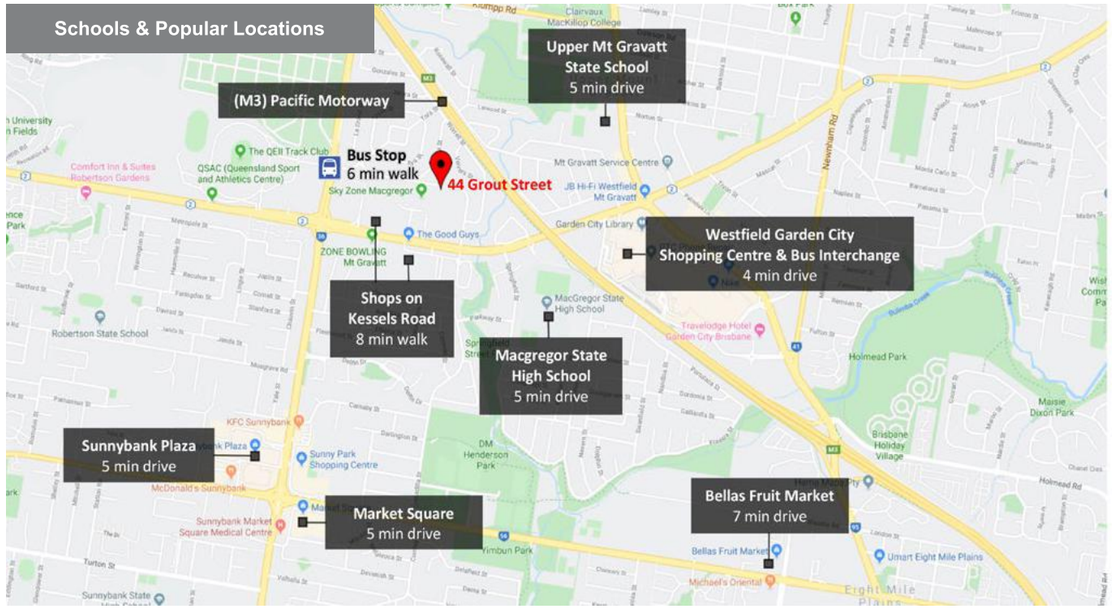

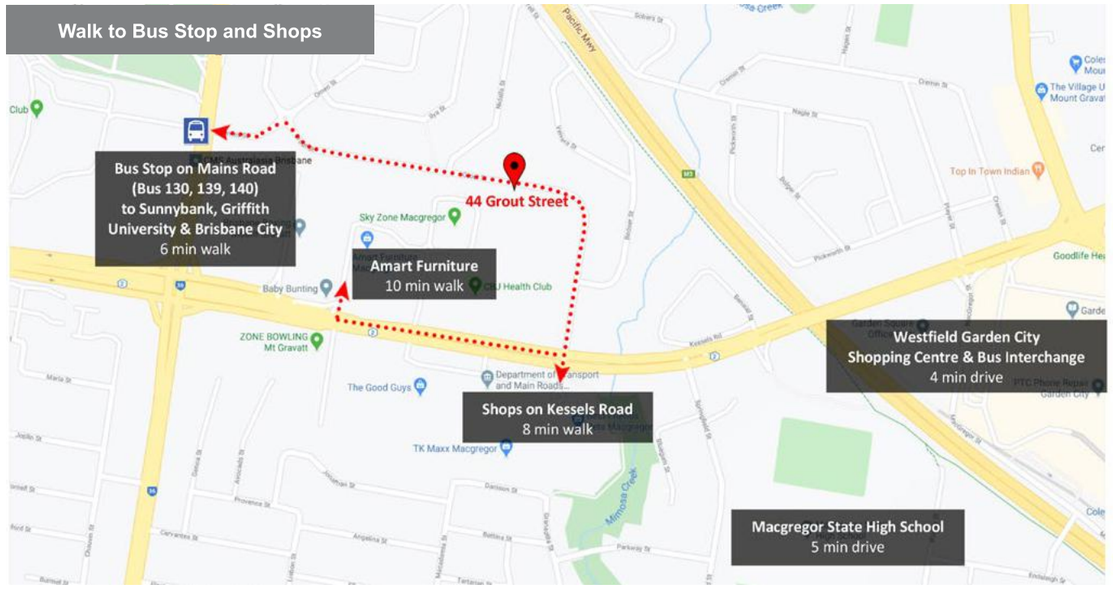

WHAT'S IT LIKE LIVING IN THIS NEIGHBOURHOOD?

'We're the original owners, we've been here for over 50 years. It's a very convenient place to live, close to shops.'
- Neighbour

'This pocket is convenient, close enough to the city, close to shopping centres and we really like Garden City.'
- Neighbour

'It's convenient living here, close to shops and a short drive up the freeway to the city.'
- Neighbour

'I'm one of the few original owners here. It's a really good area and fairly safe.'
- Neighbour

在這個街區內生活是什麼感受？

'我們是最原始的居民，我們已經在這裡住了50多年了。這是一個非常便利的居住地點，靠近商店。'
- 鄰居

'這個街區非常便利，足夠靠近市中心，也靠近購物中心，我們很喜歡Garden City購物中心。'
- 鄰居

'在這裡生活很方便，靠近商店，而且開車不遠就可以上高速公路去市中心。'
- 鄰居

'我是這裡少數的原始居民之一。這是一個很好的街區，相當安全。'
- 鄰居

Disclaimer
The information contained herein are believed to be accurate at the time it is written. We do not warrant its correctness and no liability whatsoever is accepted by us for any error or admission or any other account.

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